



14 Blanford Avenue, Haywards Heath, West Sussex RH16 4EU

Guide Price £415,000

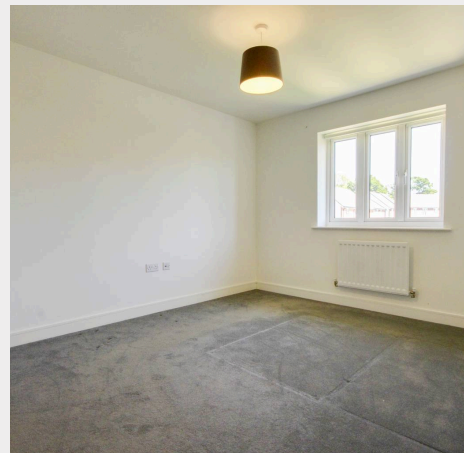


**MANSELL
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A 3 double bedroom terraced house with a 40' rear garden situated on Linden Homes' popular Fox Hill development on the town's southern edge very close to glorious countryside and within walking distance of the Fox & Hounds pub and local school and bus stops.

- 3 double bedroom home
- Popular Fox Hill development on the southern side of town
- Close to countryside & Fox & Hounds pub
- Near Warden Park & Chailey school bus stops
- New primary school to be built off Hurstwood Lane
- Family sized kitchen with appliances and doors out to the rear garden
- Hall, cloakroom and living room
- Master bedroom with en-suite shower room
- 2 allocated parking spaces by back gate (167)
- Estate charge: £278.00
- Managing agents: First Port Property Services
- No onward chain
- EPC rating: B - Council Tax Band: E

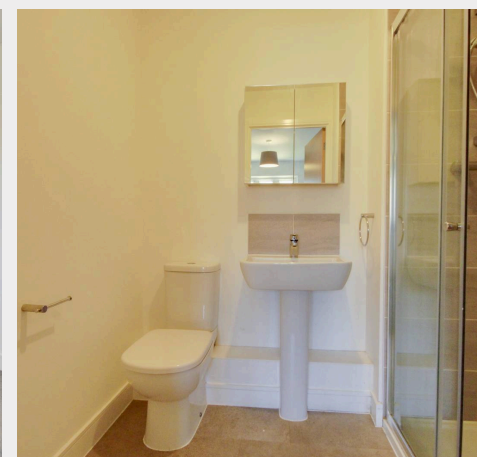
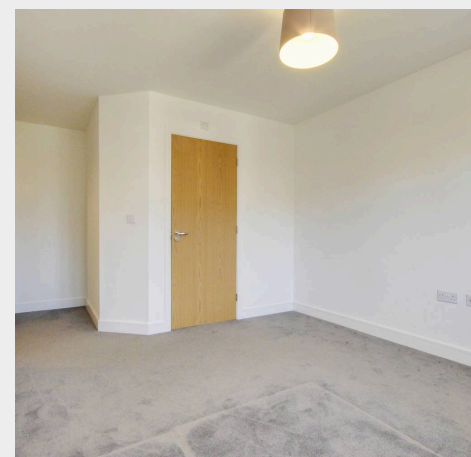


The property forms part of Linden Homes' Fox Hill development on the southern rural outskirts of town. Woodland is close by with footpaths linking with the neighbouring districts and villages. The Fox and Hounds pub is within a 5–10 mins walk located on Fox Hill (B2112) where there are bus stops linking with the town centre, station, neighbouring towns and Brighton. Both Chailey and Warden Park Secondary Academy Schools also have school bus stops next to the pub. There is a new primary school to be built in Hurstwood Lane which will make a rather pleasant walk with children to a local school in the next few years.

The town centre is 1.25 miles to the north where there is an extensive range of shops, restaurants, cafés and bars. The town also has a 6th form college and leisure centre.

The railway station is 2.3 miles distant and provides a fast rail service to London Bridge/Victoria (45 mins), Gatwick Airport (15 mins) and Brighton (20 mins). Wivelsfield railway station is located at the northern end of Burgess Hill and could be accessed on foot (1.8 miles).

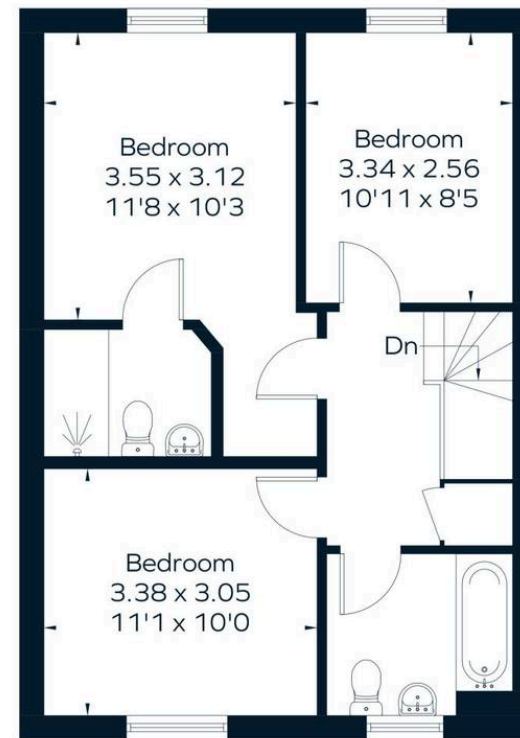
Fox Hill (B2112) gives swift vehicular access to the neighbouring districts, Brighton and links with the A23 at Bolney/Warbling and M25.



Approximate Area = 98.1 sq m / 1056 sq ft



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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